

073.0

Map

0001

Block

0024.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 763,200 /

USE VALUE: 763,200 /

ASSESSed: 763,200 /

Total Card /

Total Parcel

763,200

763,200

763,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		COLUMBIA RD, ARLINGTON

OWNERSHIP

Owner 1:	KALUSTIAN JULIE TRUSTEE
Owner 2:	CONTES FAMILY TRUST
Owner 3:	
Street 1:	36 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KALUSTIAN JULIE -
Owner 2:	-
Street 1:	36 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,246 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1954, having primarily Vinyl Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9246		Sq. Ft.	Site		0	70.	0.72	12			Topo	-5					463,757						463,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9246.000	299,400		463,800	763,200
Total Card	0.212	299,400		463,800	763,200
Total Parcel	0.212	299,400		463,800	763,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	369.77	/Parcel:	369.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,400	0	9,246.	463,800	763,200	763,200	Year End Roll	12/18/2019
2019	101	FV	252,100	0	9,246.	430,600	682,700	682,700	Year End Roll	1/3/2019
2018	101	FV	245,600	0	9,246.	430,600	676,200	676,200	Year End Roll	12/20/2017
2017	101	FV	245,600	0	9,246.	377,600	623,200	623,200	Year End Roll	1/3/2017
2016	101	FV	245,600	0	9,246.	344,500	590,100	590,100	Year End	1/4/2016
2015	101	FV	244,400	0	9,246.	304,800	549,200	549,200	Year End Roll	12/11/2014
2014	101	FV	244,400	0	9,246.	288,200	532,600	532,600	Year End Roll	12/16/2013
2013	101	FV	244,400	0	9,246.	274,300	518,700	518,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALUSTIAN JULI	56247-315		1/7/2011	Convenience	1	No	No		
KALUSTIAN EDWAR	53977-181		12/10/2009	Family	350,000	No	No		
	8997-521		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALUSTIAN JULI	56247-315		1/7/2011	Convenience	1	No	No		
KALUSTIAN EDWAR	53977-181		12/10/2009	Family	350,000	No	No		
	8997-521		1/1/1901	Family		No	No	N	

PAT ACCT.

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KALUSTIAN EDWAR	53977-181		12/10/2009	Family	350,000	No	No		
	8997-521		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2018	625	Re-Roof	10,000	C				
4/21/2010	342	Redo Bas	5,000					& CATH CEILING IN
2/18/2010	120	Redo Kit	24,500					REDO BATH & KIT. I
2/5/2010	90	Demoliti	1,000					DEMO KIT & BATH
1/26/2010	56	New Wind	15,000					& SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	BS	Barbara S
12/13/2008	Meas/Inspect	372	PATRIOT
10/12/1999	Meas/Inspect	243	PATRIOT
7/29/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

